

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 17th FEBRUARY 2026 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillor: G Jennings (Vice Chairperson) Presiding

Councillors: J Bradford
A Gibbs
A Hall
C Parker
M Ryan
L Wood

Officers in attendance: Linda McGuirk, Principal Administrator
Pierre Doutreligne, Projects & Strategy Officer

395. **APOLOGIES FOR ABSENCE**

Valid reasons for absence were received on behalf of Councillors N Yabsley (Chairperson) and M Joyce.

Apologies were noted from Nigel Canham, Communications Advisor.

396. **INTERESTS**

Councillor A Hall declared a non-pecuniary interest in agenda item 5, planning application 26/00005/HOU as he is related to the owner of the property.

397. **MINUTES**

The minutes of the meeting of the Planning Committee held on 27th January 2026 were received and signed as a correct record.

Cllr A Hall abstained from voting.

398. **PUBLIC PARTICIPATION**

None.

399. **CONSIDERATION OF LOCAL PLAN & NEIGHBOURHOOD DEVELOPMENT PLAN**

The Committee reaffirmed their recommendation that applications for all new build properties and where appropriate refurbished sites, give regard to the policies included in the Newton Abbot Neighbourhood Development Plan 2016-2033 (NANDP) which contributes to the District Local Plan. In particular, to the inclusion of renewables within the development as per Policy 1 NANDP and given the rise in electric vehicles, that any such application with an off-street parking space, consider the installation of an electrical vehicle charging point as per Policy 2 NANDP. In addition, the Committee recommended that new build properties should include provision for a sustainable heating system given the Government's intention to cease the use of mains gas central heating from 2025.

400. **PLANNING APPLICATIONS**

25/01963/HOU

41 Rosemary Avenue Newton Abbot Devon TQ12 1NT

Demolition of porch. single storey extension to rear with part roof terrace, loft conversion with dormer, landscaping and associated works.

RECOMMENDATION: No objection

26/00182/FUL

Former Car Park Brunel Road Newton Abbot Devon TQ12 4XX

Change of use from surface level carpark to the siting of Class B8 self-storage units and the erection of a palisade fence around the perimeter

RECOMMENDATION: Councillors were supportive of the application in principle; however, concerns were raised regarding highways access to and egress from the site.

26/00068/VAR

18 Old Exeter Road Newton Abbot Devon TQ12 2NU

Variation of conditions 2 and 3 on planning permission 22/02152/FUL (Dwelling with integral garage and demolish wall) to raise roof height, improvements to ground floor front entrance to be main entrance, enlargement of garage, removal of Juliette balcony to be replaced by window, other window size adjustments and internal alterations

RECOMMENDATION: No objection

25/01985/FUL

Land Off The Pinnacle Newton Abbot Devon TQ12 6GG

Construction of single dwelling with associated access

RECOMMENDATION: Objection, Councillors noted the reasons for refusal as laid out by Devon County Council Highways in their consultee response, and agreed that :

- **The proposed development would be likely to result an increase in the volume and a change in the character of traffic entering and leaving the Class C County Road through an access which does not provide adequate visibility from and of emerging vehicles, contrary to paragraph 115 (b) of the National Planning Policy Framework.**
- **The increased use of the access onto the Public Highway, resulting from the proposed development would, by reason of the limited visibility from and of vehicles using the access, be likely to result in additional dangers to all users of the road contrary to paragraph 115 (b) of the National Planning Policy Framework.**

26/00005/HOU
6 Linden Terrace Newton Abbot Devon TQ12 1LL
Retention of timber shed in front garden

RECOMMENDATION: No objection

Having declared an interest, Councillor A Hall did not take part in the discussion and abstained from voting.

26/00144/FUL
Clonfin 18 Keyberry Park Newton Abbot Devon TQ12 1BZ
Temporary stationing of portable units for children's day nursery

RECOMMENDATION: No objection

Councillor C Parker abstained from voting.

26/00169/TPO
Highwood Grange Newton Abbot Devon TQ12 1QS
Yew T1 - Trim the lower section so the base resembles a hedge while keeping the top shaped like a tree.
Pine T2 - Reduce the crown by 3 metres to avoid targeting the car park, with heavy leaning at nearly 45 degrees impacting T1.
Pine T3 - Remove the first two sets of branches from the main branch aimed toward the car park.
Cypress T358 - Fell due to weak unions between stems and visible movement between the two stems.

RECOMMENDATION: No objection

Councillor J Bradford abstained from voting

401. DISTRICT COUNCIL – PLANNING COMMITTEE

Councillor A Hall reported that the District Council's Planning Committee had met earlier that morning to consider phase three of the Langford Bridge application, which was subsequently approved.

402. DEVON COUNTY COUNCIL APPLICATIONS

None.

403. PLANNING APPLICATIONS AT VARIANCE WITH TOWN COUNCIL'S OBSERVATIONS

None.

404. APPLICATIONS IN NEIGHBOURING PARISHES

None.

405. LATE CORRESPONDENCE

None.

406. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 10th March 2026 at 2.00 p.m.

Meeting closed at 14:24 hrs

Chairperson..... Date.....